



**EMANUEL LAW P.C.**

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PLANNING BOARD  
VILLAGE OF NEW HEMPSTEAD

NARRATIVE SUMMARY

CONGREGATION KNESSET ISRAEL  
SUBDIVISION AND AMENDED SITE PLAN  
698 Union Road, New Hempstead  
Tax Lot 50.05-1-5

Congregation Kneset Israel owns the above site, on which is located a house and synagogue building. It wishes to subdivide the lot so that the synagogue has its own lot in the rear, and the front can be sold. The old house on the front lot would be demolished and a new house built. In addition, a new parking area would be built on the rear lot for the benefit of the synagogue.

The parcel is in a 1R-40 zoning district, located 115 feet south of Ivy Lane on the east side of Union Road. Both houses of worship and single family uses area allowed in the zone. It has a total lot area of 115,999sf. There is an existing synagogue at the rear of the lot and a small frame dwelling in the front of the lot. A driveway along the northerly lot line leads to a parking area next to the synagogue. The driveway and parking area serve both buildings. The existing synagogue is operating under a temporary certificate of occupancy. The proposed improvements are intended to allow a permanent C/O to be issued.

The Congregation intends to subdivide the parcel into two lots. It will demolish the existing house on the front lot (Lot A). The existing synagogue with an enlarged parking area will be on Lot B. Lot A, in front, will have a lot area of 29,418sf. This will allow room for a new house and separate driveway.

Lot B (the synagogue lot) will be a flag lot. It will have a lot area of 85,485sf. An improved driveway will replace the existing driveway, leading to a parking area and pickup/dropoff area with 82 parking spaces. The parking area will intrude into the northerly side yard, but it will be opposite an existing parking area for the adjacent private school.

ZBA resolution 2005-1 granted variances for impervious surface (Required: 0.20; Provided 0.42) and number of parking spaces (Required: 200; Provided 82).

Because of a recent decision, the pre-2022 Zoning Code is in effect. Both lots will need variances. Lot A will be undersized and needs a lot area variance. (Despite this, Lot A meets all other bulk requirements.) Lot B will need variances for lot frontage, FAR, and impervious coverage (due to the change in lot area).

***SEQRA and GML status***

The proposed action is an Unlisted action under SEQRA. Coordinated review is requested, as variances are needed.

The subject parcel is not within 500 feet of any listed State or County features. Referral to the Rockland County Planning Dept. is not required.

Dated: March 21, 2024  
New City, New York

Very truly yours,  
EMANUEL LAW P.C.



by: \_\_\_\_\_

Ira M. Emanuel